

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS

and other data must also be filled

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" "B" "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structures therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

Lot No. 576 Block 3863
(Description of Property)

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY

District No. 3312 M. B. Page 1 F. B. Page 131

No. 6300 Hollywood Street Street
(Location of Job)

ENGINEER
PLEASE
VERIFY

SW cor Vine & Hollywood
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Commercial No. of Rooms 1 No. of Families 1
- Owner's name Hollywood Vine Building Corp Inc Phone T.R. 0991
- Owner's address 726 Rives - Strong Bldg
- Architect's name Fred R. Dorn Phone V.A. 7921
- Contractor's name Seaford Engineering Co Phone
- Contractor's address Pacific Life Ins Co Bldg
- TOTAL VALUATION OF BUILDING \$50,000
(Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.)
- Any other building or permit for a building on lot at present? No How used?
- Size of proposed building 10.0 x 15.0 Size of lot 10.0 x 15.0 feet
- Number of stories in height 11 Height to highest point 15.6
- Material of foundation Reinforced concrete Character of soil Hollywood dirt
- Material of exterior walls Cement Character of loads or stresses Checked nor ap
- Material of interior construction Cement Character of loads or stresses Checked nor ap
- Material of floors Cement Character of loads or stresses Checked nor ap
- Material of roof Composition Character of loads or stresses Checked nor ap

I have carefully examined and read the above application and know the same as true and correct, and hereby certify and agree, if a permit is issued, that all of the provisions of the Building Ordinance will be complied with, whether herein specified or not, also that the plans and specifications hereon filed conform to all of the provisions of the Building Ordinance and the existing ordinance.

OVER

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 20108	Plans and Specifications checked and found to conform to Ordinance, State Laws, etc. <u>Thames</u> Plan Examiner	Application checked and found O. K. <u>4/13/27</u> Clerk	Stamp here when accepted RECEIVED JUL 16 1927 TOWNSHIP
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PLANS

TO

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>TL</i>
CONSTRUCTION	O. K. <i>TL</i>
ZONING	O. K. <i>TL</i>
SET-BACK LINE	O. K. <i>TL</i>
ORD. 33761 (N. S.)	O. K. <i>TL</i>
FIRE DISTRICT	O. K. <i>TL</i>

REMARKS

*22 Tons of steel
3600.00 Barrels of Cement } in foundation*

1645 N Vine St



Permit #:

04016 - 10000 - 25280

Plan Check #: B04LA3125FO Printed: 04/13/05 02:12 PM

Event Code:

Bldg-Alter/Repair
Commercial
Regular Plan Check
Plan Check Submittal

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 04/13/2005

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3863		6		M B 42-26	148-5A187 159	5546 - 009 - 024

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 1907.00	Lot Cut Date - 09/21/1938
LADBS Branch Office - LA	Census Tract - 1910.00	Near Source Zone Distance - 0.8
Council District - 13	District Map - 148-5A187	Thomas Brothers Map Grid - 593-F4
Certified Neighborhood Council - Central Hollywood	Energy Zone - 9	
Community Plan Area - Hollywood	Fire District - 1 (Entire parcel)	

ZONE(S): C4-2D-SN /

4. DOCUMENTS

ZI - ZI 145-0664	ZI - ZI-1352 Hollywood Redevelopment	ZI - ZI-145-US-85000704	ORD - ORD-173562
ZI - ZI 145-2202	ZI - ZI-145-220	ZI - ZI-2277 Hollywood Redevelopment	ORD - ORD-176172
ZI - ZI 145-2308	ZI - ZI-145-664	ZAI - ZAI-1984-183	CRA - ZI 1352 HOLLYWOOD
ZI - ZI-1117 MTA Project	ZI - ZI-145-LA-664	ORD - ORD-165660	CPC - CPC-1986-835

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi	Special Inspect - Structural Observation
Special Inspect - Field Welding	
Special Inspect - Shotcrete	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): 1645 Vine Real Estate Limited Partnership	5750 Wilshire Blvd # 500	LOS ANGELES CA 90036
Tenant: Applicant: (Relationship: Engineer) Chieh Chieng - Nabih Youssef	800 Wilshire Blvd #200	LA, CA 90017 (213) 362-0707

7. EXISTING USE

(13) Office

PROPOSED USE**8. DESCRIPTION OF WORK**

Voluntary seismic upgrade. concrete shearwalls/shotcrete walls.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Juan Linares	DAS PC By:
OK for Cashier: Tori Brown	Coord. OK:
Signature: <i>[Signature]</i>	Date: 4/13/05

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 41625280

LA Department of Building and Safety
LA 06 29 071145 04/13/05 02:22PM

BUILDING PERMIT COMM	\$5,523.75
BUILDING PLAN CHECK	\$552.38
PLAN APPROVAL FEE	\$276.19
PLAN MAINTENANCE	\$110.48
EI COMMERCIAL	\$294.00
ONE STOP SURCH	\$135.14
SYSTEMS DEVT FEE	\$405.41
MISCELLANEOUS	\$5.00
CITY PLANNING SURCH	\$193.88

Total Due: \$7,496.23
Check: \$7,496.23

05LA 73171

11. PROJECT VALUATION & FEE INFORMATION, Final Fee Period

Permit Valuation: \$1,400,000	PC Valuation:
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FINAL TOTAL Bldg-Alter/Repair	7,496.23
Permit Fee Subtotal Bldg-Alter/Repa	5,523.75
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	552.38
Off-hour Plan Check	276.19
Plan Maintenance	110.48
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	294.00
O.S. Surcharge	135.14
Sys. Surcharge	405.41
Planning Surcharge	193.88
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

[Signature]



* P 0 4 0 1 6 1 0 0 0 0 2 5 2 8 0 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

04016 - 10000 - 25280

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** MODIFICATION TO ALLOW 2 NEW PARTIAL LEVELS TO BE SUPPORTED BY A SEISMICALLY RETROFITTED 8 STORY BUILDING.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(C) Hopkins George C Construction Co Inc 919 W Glenoaks Blvd, Glendale, CA 91202
(E) Youssef, Nabih Fouad Guirg 800 Wilshire Blvd Ste 510, Nabih YoussLos Angeles, CA 90017

CLASS LICENSE# PHONE#

B 397266
S2026

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 397266 Contractor: George C. Hopkins Construction

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Farm

Policy Number: 1621063-2005

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Ron Hooch

Sign: Ron Hooch

Date: 4/13/05

☒ Contractor ☐ Authorized Agent

1645 N Vine St



Permit #:

05016 - 10000 - 03718

Plan Check #: B05LA01069

Printed: 08/04/05 09:03 AM

Event Code:

Bldg-Alter/Repair
Apartment
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 08/04/2005

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 3863		6		M B 42-26	148-5A187 159	5546 - 009 - 024

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 13
Certified Neighborhood Council - Central Hollywood
Community Plan Area - Hollywood

Census Tract - 1907.00
Census Tract - 1910.00
District Map - 148-5A187
Energy Zone - 9
Fire District - 1 (Entire parcel)

Lot Cut Date - 09/21/1938
Near Source Zone Distance - 0.8
Thomas Brothers Map Grid - 593-F4

ZONE(S): C4-2D-SN /

4. DOCUMENTS

ZI - ZI-1117 MTA Project	ZA - ZA-2005-62-CUB-CUX-ZV-ZAA-	MODF - VARIOUS	CPC - CPC-1986-835
ZI - ZI-1352 Hollywood Redevelopment	ORD - ORD-165660	HCM - LA-664	CPC - CPC-1999-2293-ICO
ZI - ZI-2277 Hollywood Redevelopment	ORD - ORD-173562	HCM - US-85000704	CPC - CPC-1999-324-ICO
ZAI - ZAI-1984-183	ORD - ORD-176172	CRA - ZI 1352 HOLLYWOOD	CPC - CPC-2002-4173-SUD

5. CHECKLIST ITEMS

EO Retrofit - Full Compliance-Division 95	Special Inspect - Concrete>2.5ksi	Special Inspect - S.M.R. Frame-Concrete
Fabricator Req'd - Shop Welds	Special Inspect - Field Welding	Special Inspect - Shotcrete
Fabricator Req'd - Structural Steel	Special Inspect - Fire Proofing	Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
1645 Vine Real Estate Limited Partnership 5750 Wilshire Blvd # 500 LOS ANGELES CA 90036

Tenant:
Applicant: (Relationship: Architect)
- Killefer Flammang Architects 1625 Olympic Blvd. SANTA MONICA, CA 90404 (310) 399-7975

7. EXISTING USE

(16) Department Store
(13) Office

PROPOSED USE

(27) Joint Living and Working Qua
(16) Retail

8. DESCRIPTION OF WORK

ADAPTIVE RE-USE. PROPOSED CHANGE OF USE FROM RETAIL/OFFICE TO 96 JOINT LIVE/WORK UNITS WITH 5 PARKING LEVELS. ADDITION OF ACCESSORY STRUCTURES ON ROOF DECK WITH AMMENITIES. ADD NEW LIGHT COURT ON THE WEST SIDE, ADD 2 STORIES AND A MEZZANINE TO EXISTING BUILDING. STRI

9. # Bldgs on Site & Use: DEPARTMENT STORE**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Juan Linares
OK for Cashier: Tol Brown
Signature: *[Signature]*
DAS PC By: *[Signature]*
Coord. OK: *[Signature]*
Date: 8/4/05

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only: Department of Building and Safety
W/O # 51603718
LA 03 28 145277 08/04/05 09:11AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$690,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	230,743.16	Dwelling Unit Construction Tax	19,200.00
Permit Fee Subtotal Bldg-Alter/Repr	3,107.81	Residential Development Tax	28,800.00
Handicapped Access		Permit Issuing Fee	0.00
Plan Check Subtotal Bldg-Alter/Rep	0.00		
Off-hour Plan Check	0.00		
Plan Maintenance	62.16		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	69.00		
O.S. Surcharge	64.78		
Svs. Surcharge	194.34		
Planning Surcharge	190.20		
Planning Surcharge Misc Fee	5.00		
School District Residential Level 2	179,049.87		
Sewer Cap ID:		Total Bond(s) Due:	

BUILDING PERMIT COMM	\$3,107.81
PLAN MAINTENANCE	\$62.16
EI RESIDENTIAL	\$69.00
ONE STOP SURCH	\$64.78
SYSTEMS DEVT FEE	\$194.34
CITY PLANNING SURCH	\$190.20
MISCELLANEOUS	\$5.00
SCHOOL DEV RES	\$179,049.87
DWELLING UNIT	\$19,200.00
RES DEVT TAX	\$28,800.00

Total Due: \$230,743.16
Check: \$230,780.90
Credit Slip I: -\$37.74

05LA 78953

12. ATTACHMENTS

Plot Plan



* P 0 5 0 1 6 1 0 0 0 0 3 7 1 8 F N *

10817200520426

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

05016 - 10000 - 03718

(P) Basement: 0 Levels / 2 Levels	(P) M Occ. Group: +10512 Sqft / 10512 Sqft	(P) Provided Disabled for Bldg: +3 Stalls / 3 Stalls
(P) Floor Area (ZC): -27556 Sqft / 261641 Sqft	(P) R1 Occ. Group: +146860 Sqft / 146860 Sqft	(P) Provided Standard for Bldg: +62 Stalls / 62 Stalls
(P) Height (ZC): 0 Feet / 146.5 Feet	(P) S2 Occ. Group: +941 Sqft / 941 Sqft	(P) Type I-F.R. Construction
(P) Length: 0 Feet / 150 Feet	(P) S3 Occ. Group: +70474 Sqft / 70474 Sqft	(P) Floor Construction - Concrete Slab on Grade
(P) Stories: 0 Stories / 10 Stories	(P) A3 Occ. Load: +198 Max Occ. / 198 Max Occ.	(P) Foundation - Spread (Pad) Footing
(P) Width: 0 Feet / 150 Feet	(P) R1 Occ. Load: +681 Max Occ. / 681 Max Occ.	(P) Roof Construction - Steel Deck
(P) Dwelling Unit: +96 Units / 96 Units	(P) S2 Occ. Load: +7 Max Occ. / 7 Max Occ.	(P) Wall Construction - Concrete
(P) NFPA-13 Fire Sprinklers Thru-out	(P) S3 Occ. Load: +301 Max Occ. / 301 Max Occ.	
(P) Concrete Shearwall	(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sts	
(P) A3 Occ. Group: +3499 Sqft / 3499 Sqft	(P) Provided Compact for Bldg: +38 Stalls / 38 Stalls	

14. APPLICATION COMMENTS

**** Approved Seismic Gas Shut-Off Valve may be required. ** CONVERT 45,712 SQFT OF EXISTING BUILDING TO PARKING AREA ADD 18156 SQFT OF RESIDENTIAL AREA THIS TOTALS IN A CREDIT OF -27,556 SQFT. MODIFICATION APPROVED TO UPGRADE BLDG TO 85% OF CURRENT CODE AND ALLOW NEW LEVELS ON ROOF TOP. PARKING ELEVATOR APPROVED UNDER PLANNING VARIANCE ALONG WITH THE PARKING LAYOUT VARIANCES. SEE PLAN AND FILE FOR A LIST OF MODS. CM040288.**

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Flammang, Barbara Hansen	1625 Olympic Blvd,		C13422	
(C) Hopkins George C Construction Co Inc	919 W Glenoaks Blvd,	B	397266	
(E) Youssef, Nabih Fouad Guirg	800 Wilshire Blvd Ste 510, Nabih Yous: Los Angeles, CA 90017		S2026	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: _____ Lic. No.: _____ Contractor: _____

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENclst.html>.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: Don Hocky Sign: [Signature] Date: 8-4-05 ☒ Contractor ☐ Authorized Agent

1645 N Vine St

Permit Application #: 05016 - 10000 - 03718

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B05LA0582F

Apartment

Initiating Office: METRO

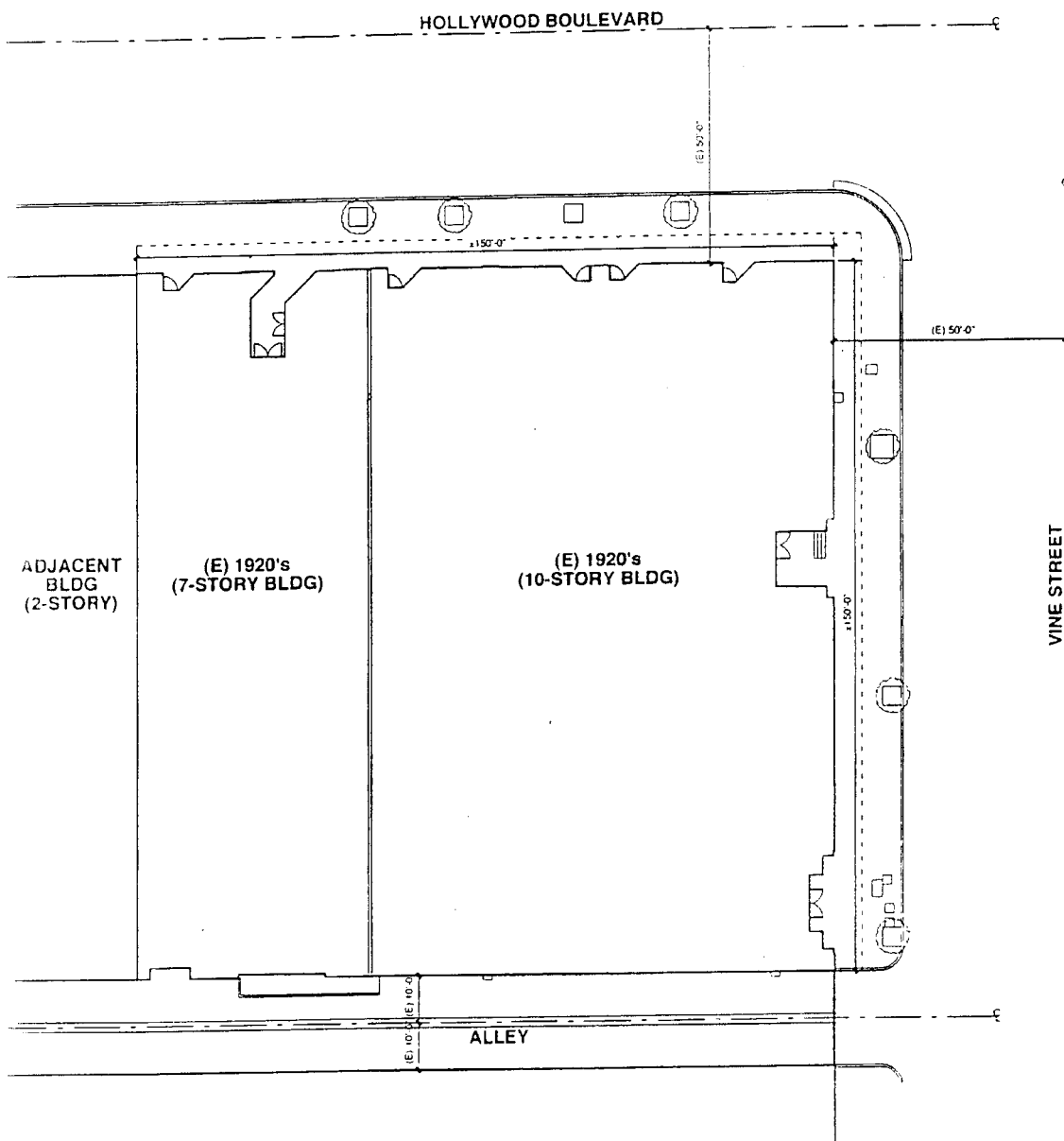
Plan Check Submittal

PLOT PLAN ATTACHMENT

Printed on: 03/29/05 15:59:25

1010817200520426

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER

**1645 VINE REAL ESTATE LIMITED
PARTNERSHIP**

**5750 WILSHIRE BLVD # 500
LOS ANGELES CA**

90036

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE
BY: MICHAEL E MARTIN		01/26/2008

SITE IDENTIFICATION

ADDRESS: 1645 N VINE ST 90028

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 3863		6	M B 42-26	148-5A187 159	5546-009-024

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not:

COMMENT ADD 2 STORIES, A MEZZANINE LEVEL, ACCESSORY STRUCTURES ON ROOF DECK, AND NEW LIGHT WELL TO (E) 8 STORY, TYPE 1-FR RETAIL/OFFICE BUILDING, TO CREATE A 10 STORY, TYPE 1-FR BUILDING. CONVERT BUILDING TO 96 JOINT LIVE/WORK UNITS AND RETAIL CONDOMINIUMS WITH 5 PARKING LEVELS.

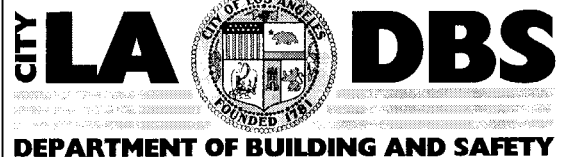
USE PRIMARY	OTHER
Joint Living and Working Quarters	Retail

PERMITS

05016-10000-03718 | 05016-10002-03718 | 05016-10003-03718 | 05016-10004-03718 | 05016-10005-03718 | 06016-10000-19510 | 07014-10000-01550 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	0 Stories	10 Stories
Basement	0 Levels	2 Levels
Length	0 Feet	150 Feet
Width	0 Feet	150 Feet
Height (ZC)	0 Feet	146.5 Feet
Floor Area (ZC)	-27556 Sqft	261641 Sqft
Type I-F.R. Construction		
Dwelling Unit	96 Units	96 Units
NFPA-13 Fire Sprinklers Thru-out		
A3 Occ. Group	3499 Sqft	3499 Sqft
M Occ. Group	10512 Sqft	10512 Sqft
R1 Occ. Group	146860 Sqft	146860 Sqft
S2 Occ. Group	941 Sqft	941 Sqft
S3 Occ. Group	70474 Sqft	70474 Sqft
A3 Occ. Load	198 Max Occ.	198 Max Occ.
R1 Occ. Load	681 Max Occ.	681 Max Occ.
S2 Occ. Load	7 Max Occ.	7 Max Occ.
S3 Occ. Load	301 Max Occ.	301 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	
Provided Compact for Bldg	38 Stalls	38 Stalls
Provided Disabled for Bldg	3 Stalls	3 Stalls
Provided Standard for Bldg	62 Stalls	62 Stalls

**DEPARTMENT OF BUILDING AND SAFETY****APPROVAL**

CERTIFICATE NUMBER 15919
 BRANCH OFFICE L.A.
 COUNCIL DISTRICT 13
 INSPECTION DISTRICT BIGIM2
 BUREAU: INSPECTN
 DIVISION: BLDGINSP
 STATUS: CofO Issued
 STATUS BY: MICHAEL E MARTIN
 STATUS DATE: 01/26/2008

Michael E. Martin

APPROVED BY: MICHAEL E MARTIN

EXPIRATION DATE:

PERMIT DETAIL

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
05016-10000-03718	1645 N Vine St	ADAPTIVE RE-USE, PROPOSED CHANGE OF USE FROM RETAIL/OFFICE TO 96 JOINT LIVE/WORK UNITS WITH 5 PARKING LEVELS. ADDITION OF ACCESSORY STRUCTURES ON ROOF DECK WITH AMMENITIES. ADD NEW LIGHT COURT ON THE WEST SIDE, ADD 2 STORIES AND A MEZZANINE TO EXISTING BUILDING. STRUCTURAL UPGRADE OF EXISTING 10 STORY BLDG.	Info Issued - 01/26/2008 MICHAEL E MARTIN
06016-10000-19510	1645 N Vine St	CHANGE OF USE FROM 96-UNIT JOINT LIVE/WORK QUARTERS AND RETAIL TO 96-UNIT LIVE/WORK QUARTERS AND RETAIL.	Permit Finaled - 01/25/2008 SAKO AGHAZARIAN
07014-10000-01550	1645 N Vine St	CONDOMINIUMS PER VTT #62217 (ZA 2005-62-CUB-CUX-ZV-ZAA-SPR) ADD FOUR NON-COMBUSTIBLE 9'-0" X 10'-11" CABANAS ON ROOFTOP OF (E) JOINT LIVE/WORK BLDG.	Permit Finaled - 01/25/2008 SAKO AGHAZARIAN
05016-10002-03718	1645 N Vine St	REVISE DETAILS TO MECHANICAL PALATFORMS ON THE 3RD FLOOR. ADD DWP CONCRETE ENCASEMENT AT THE ROOF LEVEL AND REVISE ROOF SCREEN BRACES.	Permit Finaled - 01/10/2008 SAKO AGHAZARIAN
05016-10003-03718	1645 N Vine St	Fabricate & install steel stairs with railings	Permit Finaled - 01/10/2008 SAKO AGHAZARIAN
05016-10004-03718	1645 N Vine St	Collect additional permit fees due to typing mistake for permit valuation on main building permit 05016-10000-03718. Permit valuation should be \$6,900,000. (See PCIS comment)	Permit Finaled - 01/18/2008 SAKO AGHAZARIAN
05016-10005-03718	1645 N Vine St	SUPPLEMENTAL PERMIT TO REVISED PARKING STRIPING	Permit Finaled - 01/08/2008 SAKO AGHAZARIAN

PARCEL INFORMATION

Area Planning Commission: Central	LADBS Branch Office: LA	Council District: 13
Certified Neighborhood Council: Central Hollywood	Community Plan Area: Hollywood	Census Tract: 1907.00
Census Tract: 1910.00	District Map: 148-5A187	Energy Zone: 9
File District: 1 (Entire parcel)	Lot Cut Date: 09/21/1938	Near Source Zone Distance: .8
Near Source Zone Distance: 0.8	Thomas Brothers Map Grid: 593-F4	Zone: C4-2, II
Zone: C4-2D-SN		

PARCEL DOCUMENT

Affidavit (AFF) 06-2890123 RECORDED TRACT MAP 62217	Affidavit (AFF) 15% ORD 05-1428680	Affidavit (AFF) AFF-56655
Affidavit (AFF) AFF-57043	Affidavit (AFF) AFF-65480	Affidavit (AFF) PRKG ATTND 05-0993689
City Planning Cases (CPC) CPC-1986-835	City Planning Cases (CPC) CPC-1999-2293-ICO	City Planning Cases (CPC) CPC-1999-324-ICO
City Planning Cases (CPC) CPC-2002-4173-SUD	City Planning Cases (CPC) CPC-2003-2115-CRA	City Planning Cases (CPC) CPC-2005-6124-SN-SPE-SPP
Community Development Block Grant (CDBG) BID-Hollywood Entertainment	Community Development Block Grant (CDBG) BID-Hollywood Entertainment District	Community Development Block Grant (CDBG) LARZ-Central City
Community Redevelopment Area (CRA) ZI 1352 HOLLYWOOD	Director's Determination (DTRM) DIR-2005-4899-SPP	Historical Cultural Monument (HCM) 664
Historical Cultural Monument (HCM) 85000704	Historical Cultural Monument (HCM) LA-664	Historical Cultural Monument (HCM) US-85000704
Modification Dated: (MODE) VARIOUS	Ordinance (ORD) ORD-165660	Ordinance (ORD) ORD-173562
Ordinance (ORD) ORD-176172	Ordinance (ORD) ORD-177547	Zoning Administrator's Case (ZA) ZA-2005-62-CUB-CUX-ZV-ZAA-SPR
Zoning Administrator's Interpretation (ZAI) ZAI-1984-183	Zoning Information File (ZI) ZI-1117 MTA Project	Zoning Information File (ZI) ZI-1352 Hollywood Redevelopment Project
Zoning Information File (ZI) ZI-2277 Hollywood Redevelopment Project	Zoning Information File (ZI) ZI-2330 Hollywood Signage Suppl Use Dist(CRA Area)	

CHECKLIST ITEMS

Attachment - Plot Plan	EQ Retrofit - Full Compliance-Division 95	Fabricator Req'd - Shop Welds
Fabricator Req'd - Structural Steel	Ownership - Condominium	Special Inspect - Concrete>2.5ksi
Special Inspect - Field Welding	Special Inspect - Fire Proofing	Special Inspect - S.M.R. Frame-Concrete
Special Inspect - Shotcrete	Special Inspect - Structural Observation	

PROPERTY OWNER, TENANT, APPLICANT INFORMATION**OWNER(S)**

1645 Vine Real Estate Limited Partnership	5750 Wilshire Blvd # 500	LOS ANGELES CA 90036	(323) 930-3700
1645 Vine Real Estate Limited Partnership	5750 Wilshire Blvd # 500	LOS ANGELES CA 90036	

TENANT**APPLICANT**

Relationship: Architect			
-Killefer Flammang Architects	1625 Olympic Blvd.	SANTA MONICA, CA 90404	(310) 399-7975
Relationship: Owner-Bldr			
Kor Group -Owner-Builder	5750 Wilshire Blvd #500	LA, CA 90036	(310) 545-2795
Relationship: Architect			
Pedro Cerrillos-James Heimler, Architect Inc			
Relationship: Agent for Owner			
Rick Bram-	1744 Newport St.	PASADENA, CA 91103	(626) 398-9830

BUILDING RELOCATED FROM:

(C)CONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

<u>NAME</u>	<u>ADDRESS</u>		<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>
(A) Flammang, Barbara Hansen	1625 Olympic Blvd,	Santa Monica, CA 90404	NA	C13422	
(C) Hopkins George C Construction Co Inc	919 W Glenoaks Blvd,	Glendale, CA 91202	B	397266	(818) 956-0533
(C) Hopkins George C Construction Co Inc	919 W Glenoaks Blvd,	Glendale, CA 91202	B	397266	
(C) Reds Iron Specialties Inc	12021 Lopez Canyon Rd,	San Fernando, CA 91342	C51	453658	
(C) Sark Custom Awnings & Window Coverings Inc	657 W Harvard Street,	Glendale, CA 91204	D03	755504	
(E) Chitchyan, Araik	9433 Via Patricia,	Burbank, CA 91504	NA	C54893	
(E) Wahba, Wahba Faris	10041 Sylvia Ave,	Northridge, CA 91324	NA	C33667	
(E) Yousset, Nabih Fouad Guirg	800 Wilshire Blvd Ste 510, Nabih Youssef & Associates	Los Angeles, CA 90017	NA	S2026	
(O) , Owner-Builder	5750 Wilshire Blvd #500,	, 90036	NA	0	(310) 545-2795
(O) , Owner-Builder	,	,	NA	0	

SITE IDENTIFICATION-ALL

ADDRESS: 1645 N VINE ST 90028

LEGAL DESCRIPTION - ALL

<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB CO. MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
TR 3863		6	M B 42-26	148-5A187 159	5546-009-024
TR 62217		1		148-5A187 159	5546-009-024